

Forest Glen Station Homeowner's Association

Annual Meeting of the Association And Executive Board Meeting January 17, 2006

I. Call to Order and Review of Minutes of the Last Meeting. The meeting was called to order by the President, Catherine Bocskor, at 7:34 P.M. The meeting was held at the Wheaton Regional Library, 11701 Georgia Avenue, Wheaton, MD.

Board Members Present: Catherine Bocskor, President; Francis O'Donnell, Secretary; Chuck Ehrlich.

Others Present: Norah O'Donnell, Joshua Denny, Allen Feuer, Josh Pitlick, Fraser Christie, Rob Tarkington, Jason Sartori, Brant Brown, Matthew Needleman, James Mitchell, Daniel Dickstein, Wendy Joseph, Camilla Jones, Carmen Jenkins, William Ewing, Joshua Pitlick, & Kevin Covert (per sign-in sheet).

The President described the process of the meeting as outlined in the agenda. The Board approved the minutes from the December 12, 2005 meeting of the Board and the Special Meeting of the Membership on December 19, 2005.

II. President's Report for 2005. The President continued the previous tradition of such a report. She recognized the Board members who have contributed their time, including Josh Denny, Greg Slovik, and Doug Brandi. She noted the volunteer work done by Vincent Hughes, Kevin Covert, Rob Tarkington, and Jason Sartori who have spent many volunteer hours. She also thanked the members of the individual committees including Norah O'Donnell and the CMI representative Ron Maccado.

The President mentioned several important issues for 2006. These include the turnover of the community from Centex. The storm water retention pond cannot be turned over to the county until Centex turns it over to the HOA. She also cited the pending initiative for a housing development on the site of the present Metro parking lot. She has been in touch with Metro so that the HOA can be kept apprised of this project. The President also encouraged Members to become involved with the HOA. Finally, she thanked those who have stepped forward to be candidates for the Board.

III. Election of Board Members.

A. Introduction of Candidates. The President invited the three candidates for the Board to introduce themselves. Fraser Christie, Kevin Covert, and Allen Feuer, the three candidates, did so.

B. Voting. Before soliciting votes on ballots / proxies, the President asked Mr. Covert to go over the 6 proposed changes to the covenants which also were to be voted upon. Mr. Covert reviewed them in order. The President thanked him and Birgit Mitchell of the Covenants Committee for leading the committee effort to propose these changes.

The ballots and proxies were passed out to Members in attendance. The President noted that nominations from floor could be made for the election of new Board members. She asked for nominations from floor but there were none. The President designated 5 minutes for voting. Two volunteers from the Membership, Bill Ewing and Rob Tarkington, joined with Mr. Maccado to count votes. While they counted the votes, the Board continued with the agenda.

Results: Proxies and ballots were received and counted from more than 25% of the Membership, thus constituting a quorum for the purposes of the election and covenant changes. The two candidates who received the most votes and were elected to the Board were Allen Feuer and Kevin Covert. All of the six proposed changes to the covenants were approved.

IV. Officer and Committee Reports.

A. Parking and Safety Committee. The President reported on behalf of the Chair, Rob Tarkington. With respect to parking problems in the Clark Court home area, she noted that there are 8 parking spaces there. Some residents have found their spaces occupied by visitors. Mr. Tarkington had contacted Henry's towing. Henry's will post signs and will hand out stickers for visitors for those spaces. Residents of Clark Court will use those stickers for their visitors. If there is an unauthorized vehicle in one of the reserved spaces, the homeowner can contact Henry's about towing the violators' vehicles. Elsewhere in the community, only Board members can call Henry's for towing.

The Committee has also been trying to resolve the complaint about the new street light at the bottom of Darcy Green Court. Centex has been contacted and is dealing directly with the homeowner who is seeking changes.

B. Covenants Committee. Mr. Covert reported. One new member, Ruth Futrovsky, has been nominated to the Committee. There was otherwise no new business. A pending action has been the changes to the covenants, upon which the Membership is voting at this meeting.

C. Budget and Finance Committee. Mr. Sartoi reported. The year 2005 ended with approximately \$4500 of expenditures less than was budgeted for. The management fee was just over budget, mainly due to expenses for postage and printing (over 500 dollars for these services). December saw an increase in these expenses due the budget mailings, the special meeting, and the call for candidates. He pointed out that CMI should have contacted the Board to exceed the budget for these expenses.

He said that the Committee was concerned about the HOA offering portions of the community the opportunity to opt out of certain services. He recommended giving this issue further consideration at future meetings.

He announced his intention to resign from the Committee. Board members thanked Mr. Sartori for his years of service to the HOA on the Committee and the many hours he invested in his duties.

D. Treasurer: No report.

E. Grounds and Landscaping Committee. Mr. Hughes was not present but the President noted that the HOA has been fortunate to have him as Committee Chair.

V. Open Forum. The President explained what the Board has learned about the prospect of continuing the Potomac Disposal (PD) contract for trash removal. PD is willing to sign a 1, 2, or 3 year contract. At the moment, the HOA has a contract, on a month-to-month basis, that costs each homeowner \$3.75/month in assessments. PD has offered the longer term service at \$3.75 / month with a proviso for escalation to cover increased fuel costs. The new proposal from PD would be for 3 years. Because 7 of the 9 single family home owners wanted to opt out of this service, PD was asked about that option. PD would agree to that, but was not amenable to a contract that would allow townhouse owners to opt out of the service. This issue of "a la carte" services elicited some objections from Members present.

Ms. Camilla Jones expressed concern about the confusion experienced by residents about the special meetings in December. She felt that there had been breakdowns in communication between the Board and the residents of the community. She recognized the difficulties in reaching the residents and encouraged the

use of more than one mechanism to reach the community. She expressed concerns about trash removal and landscaping. She expressed a willingness to help the HOA as best she can.

Mr. Ehrlich commented that communication was a key issue. The Board needed to adopt more efficient and effective means.

Mr. Denney urged the Board to adopt the minutes of the community meeting of December 10. At that meeting, 86% of those voting (51 of 59) wanted to keep the Saturday trash service. He recognized that the Board is exploring other options. He also expressed concerns about the responsiveness of the Board to the community.

President said the question of a 1, 2, or 3 year contract with PD is facing us now. Although we can lock in the price now, there may be increases based on fuel costs. She'd like to get some sense of the community's preferences.

Suggestions from those present included looking at other companies, and negotiating a cap on the contract. Concerns were expressed about the workability of the "a la carte" option. For PD to keep track of who is using the service and who isn't might increase the management costs. The precedent of "a la carte" services might be deleterious for other community services such as snow removal and landscaping.

The President said that the newly constituted Board will wrestle with these issues. Mr. Christie urged the Board to invite the Membership to come to the next meeting to discuss these issues.

The President noted that the next meeting is February 6, 2006.

Members present suggested possibly having Board meetings outdoors in the community during the summer, and posting the agenda for meetings in advance for the entire community to see.

In response to a question about the shift to quarterly assessments, the President noted that the Board had done so to reduce some of the associated management costs (CMI). Discussion included comments that electronic transfers should preclude such costs. The move from monthly to quarterly would save costs only for those who pay by mail. The President commented that the Board has taken its responsibilities seriously, but hopes to do even better once the new Board members are installed. Mr. Maccado manages other HOAs but our HOA is the only one for which the monthly assessments have declined.

Mrs. Joseph noted that, despite the fact that the parking lot on Darcy Green Court is usually half empty during the daytime, people's cars are getting towed. She asked how to prevent that for legitimate visitors to the residents. Mr. Tarkington noted that each home that does not have a garage should have 3 stickers to provide for parking. The President asked the Parking and Safety Committee to explore this problem. The President also directed Mr. Maccado to provide additional parking stickers if requested by residents seeking to replace lost or missing stickers.

VI. New Business. There was no other new business besides what was discussed under other sections of the agenda.

VII. Old Business. The earlier discussions (see above) covered the topics below, so there was not further discussion.

A. Potomac Disposal Contract.

B. Street Lights.

VIII. Next Meetings. The next scheduled meetings of the Board are scheduled for:

Monday, February 6, 2006

Monday, March 13, 2006

Monday, April 10, 2006

Thursday, May 4, 2006

Monday, June 12, 2006

The open Annual Meeting adjourned at 9:12 P.M.

IX. Closed Meeting of the Board for Election of Officers and Appointment of Committee Chairpersons.

This meeting of the Board convened at 9:12 P.M.

Election of Officers: The President explained some of the background about officers and chairpersons. After brief discussion, the 5 Board members agreed to the following slate of officers for the coming year:

President: Catherine Bocskor

Vice President: Kevin Covert

Secretary: Frank O'Donnell

Treasurer: Allen Feuer

Member at Large: Chuck Ehrlich

The Board discussed the following topics:

Communication. The Board agreed to discuss at the next meeting such issues as use of the list serve, the community web site, email communication among the Board members and with HOA Members, and the possibility of appointing an Assistant Secretary to manage such communication media. Approximately 67 residents subscribe to the list server service.

Committee Chairs and Members. Board members agreed to search for residents willing to serve on the following committees and attempt to find volunteers for Chairmanships by the time of the next meeting. The Committees are: Budget and Finance; Covenants; Landscaping and Grounds; Parking and Safety; and Social and Newsletter.

The President said she would distribute a letter to the community announcing the results of the Board elections and the agenda for the upcoming meeting on February 6, 2006.

The meeting adjourned at 9:50 P.M.

Respectfully submitted,

Francis L. O'Donnell
Secretary